

INVESTMENT OBJECTIVE

The Mortgage Company of Canada ("MCC") is a mortgage investment corporation whose objective is to provide investors with an attractive risk-adjusted return by primarily investing in mortgages of single family homes in the Greater Toronto Area. Our experienced management team employs a Board approved credit policy, follows rigorous underwriting analysis and leverages its third-party brokerage relationships as well as its affiliated mortgage brokerage for deal flow. MCC's Board of Directors ("Board of Directors") comprises a majority of independent members who provide a framework around best practices.

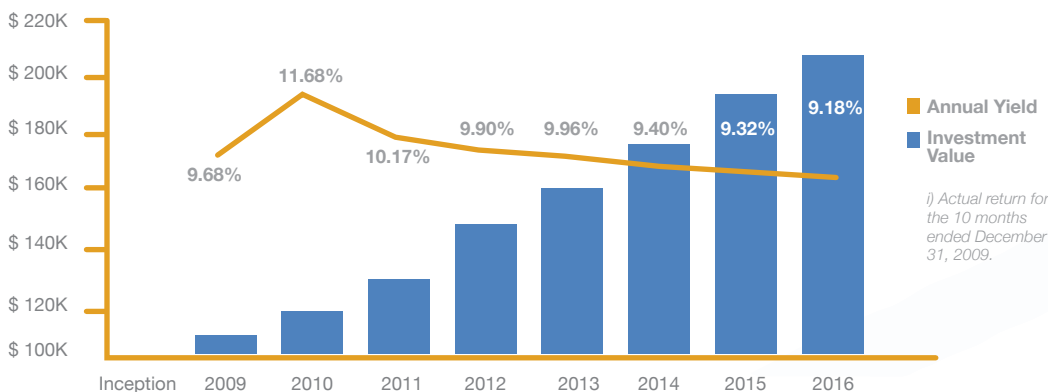


MORTGAGE COMPANY OF CANADA

June 2016

HISTORICAL RETURNS²

A \$100,000 investment in 2009 would be worth \$207,213 today



QUICK FACTS

Total Mortgage Portfolio	\$52.9 MM
Average Mortgage Value	\$155K
Average Term to Maturity	8.86 Months

Portfolio Composition:

Residential	100%
Commercial	0%

Investors:

Participating in DRIP	127
Total number of investors	214

MORE INFORMATION

To learn more about how to invest with MCC, please email or call

Raj Babber

✉ raj.babber@mcoci.com
 ☎ 905-886-5352 ext. 222

9.18%¹

2016 Yield

70.7%

Average Loan-to-Value

347

Mortgages Outstanding

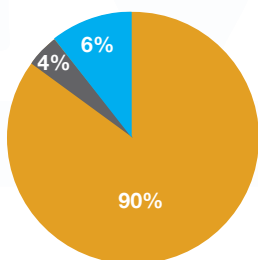
\$208MM

Total Deals Funded since inception as of May 31, 2016

📍 Park Place Corporate Centre, 15 Wertheim Ct., Suite 611 Richmond Hill, ON L4B 3H7

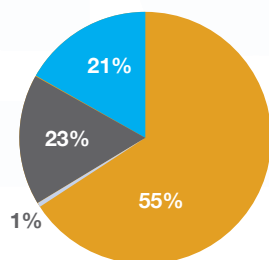
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 ✉ info@mcoci.com
 🌐 mcoci.com

PORTFOLIO SUMMARY³



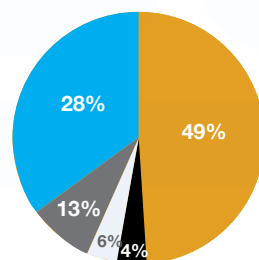
MORTGAGES BY LOCATION

- GTA
- Other
- Golden Horseshoe



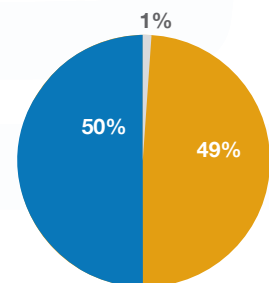
REMAINING TERM TO MATURITY

- ≤ 6 months
- ≤ 9 months
- ≤ 12 months
- >12 months



LOAN TO VALUE

- 75 - 79.9%
- 65 - 74.9%
- 55 - 64.9%
- 45 - 54.9%
- < 45%



SECURITY POSITION

- 1st Mortgage
- 2nd Mortgage
- 3rd Mortgage

1) Monthly distributions are targeted at 9%. Bonuses reflecting yields generated in excess of 9% are paid out quarterly as per the MCC Offering Memorandum.
 2) Reflects yields earned by the predecessor company prior to the incorporation of the Mortgage Company of Canada on August 8, 2013 and those earned by MCC thereafter.
 3) Weighted by book value of loan.

MARKET OUTLOOK

A brief discussion regarding the Greater Toronto Area's housing market:

- In line with the trend so far this year, the number of new listings were down by 3.8 percent from June 2015. The lack of new listings continues to reduce supply, where demand continues to be at a record high level.
- Detached houses in Toronto sold for an average of \$1,259K in June 2016, up 19.6 percent from June 2015.⁴
- The single-detached, semi-detached and townhouse market segments led the way in terms of price growth for the month of June.⁴
- On a year over year basis, the price of a detached home in the 905 region was up 21 percent to an average of \$893K.⁴

INVESTMENT TERMS

Target Investor Yield

- 9% plus discretionary quarterly bonus, paid monthly
- Distributions paid monthly

Minimum Investment

- \$25,000

Dividend Reinvestment Plan

- DRIP available

Deferred Income Plans

- Eligible for RRSP, RRIF, TFSA, and RESP deferred profit sharing plans

Redemptions

- Locked in for 1 year, 60 day notice for redemption thereafter

Management Fees

- 0.5% annual base fee
- Performance fee above minimum threshold return of 9.5%

Auditor

Ernst and Young LLP

Legal Counsel

Stikeman Elliott LLP
Gowlings LLP

FundSERV Code

MCO100

MANAGEMENT TEAM

Our management team has demonstrated an excellent track record over their combined 40 years of lending experience. Management and the Board of Directors have approximately \$6 million invested in MCC on the same terms as our investors, insuring that our interests are aligned.

RAJ BABBER

Founder, CEO and President

SANJAY KAITH

Chief Operating Officer

GREG GOUTIS CPA, CMA

Chief Financial Officer

DANIEL DRIMMER

Independent Director

TAMMY OLDENBURG CPA, CA

Independent Director

JAMES GARCELON CFA

Independent Director

MAJORITY INDEPENDENT BOARD OF DIRECTORS

MCC is committed to best practices and the preservation of shareholder capital. Accordingly, we have appointed three well respected business and finance professionals with public company experience as independent members to our Board of Directors.

MORTGAGE COMPANY OF CANADA

⁴) Source: Toronto Real Estate Board, Market Watch, July 6 2016.